

SITE PLAN

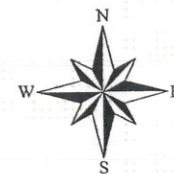




Legend

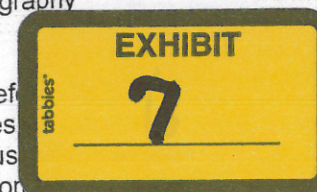
- Major
- Minor
- Parcels

1:692
1 inch = 57.69163 feet
25 12.5 0 25 Feet



2008 Orthophotography

This information is for reference only. Santa Fe County assumes no responsibility for errors associated with the use of this information. Users are solely responsible for confirming data accuracy.



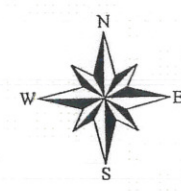
December 14, 2012



Legend

- Major
- Minor
- Parcels

1:1,690
1 inch = 140.848706 feet
50 25 0 50 Feet



2008 Orthophotography

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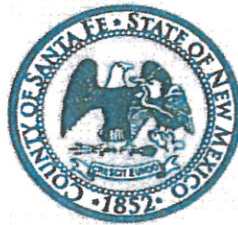


December 14, 2012

Daniel "Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	January 7, 2013		
Project Name	Sutton, Susan C.		
Project Location	8 Ute Lane T16; R10; S20		
Description	Variance of density (second dwelling unit)	Case Manager	Miguel Romero
Applicant Name	Susan C. Sutton	County Case #	12-5430
Applicant Address	8 Ute Lane Santa Fe, NM 87505	Fire District	Hondo
Applicant Phone	505-603-1210		
Review Type	Commercial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input checked="" type="checkbox"/>	
		Hydrant Acceptance <input type="checkbox"/>	Inspection <input type="checkbox"/>
		Lot Split <input type="checkbox"/>	
Project Status	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*):

Summary of Review

- Per meeting with the homeowner, the driveway/access will meet the minimum County standards for fire apparatus access roads of a minimum 14' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development. (*page #2*)
- Per discussions and amended site drawing there is to be incorporated into the driveway no farther than 150' from the residence a turnaround area for emergency vehicle purposes... (*page #2*)



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Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

- **Fire Access Lanes**

Section 901.4.2 Fire Apparatus Access Roads. (1997 UFC) When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

- **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Per meeting with the homeowner, the driveway/access will meet the minimum County standards for fire apparatus access roads of a minimum 14' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

Per discussions and amended site drawing there is to be incorporated into the driveway no farther than 150' from the residence a turnaround area for emergency vehicle purposes such as a hammerhead type turnaround conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department. Turnaround will be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent.

- **Street Signs/Rural Address**

Section 901.4.4 Premises Identification (1997 UFC) Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Section 901.4.5 Street or Road Signs. (1997 UFC) When required by the Chief, streets and roads shall be identified with approved signs.

All access roadway identification signs leading to the approved development area are in place.

Properly assigned legible rural address is posted and maintained at the entrance to the individual lot.

- **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

Driveway/fire access does not exceed 11% slope and will have a minimum 28' inside radius on curves.

General Requirements/Comments

- **Inspections/Acceptance Tests**

Upon completion of the permitted work, the Owner is to call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

- **Permits**

As required

Final Status

Recommendation for variance approval with the above conditions applied.


Tim Gilmore, Inspector


Code Enforcement Official

1-8-13
Date

Through: David Sperling, Chief Fire Marshal

File: DevRev/H/Sutton/010713

Cy: Applicant
District Chief
Buster Patty, Capt., Fire Prevention Div. 

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January 17, 2012

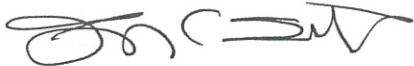
Today at 10:10am today I received a call from my neighbor Kenneth Truse. He lives at 2 Ute Lane. There are only 4 residences on Ute Lane, including mine. He has lived there for 10 years. He is aware of the second structure on the property at 8 Ute Lane, as went to an open house, when the house was for sale about 9 years ago. He agreed it was indeed a fixer upper, in need of lots of repairs and replacements. He has never known anyone that has lived there.

I have not been able to track him down, as he was in the hospital for a week, the week after I was out of town, and has been spending most of the nights at his girlfriend's house, as he is recovering.

He stated that he was aware there was a hearing for the Variance and had seen the sign. He also stated that I could report to the panel that he had no objections to it, nor my use of it, and agreed these houses that were built out here in the mid 70's and 80's needed lots of repairs, as his had as well.

He wished me the best. He is a local business owner; owning a State Farm agency in Santa Fe.

Susan C. Sutton, LPCC

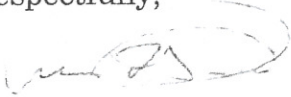


1/6/2013

My name is Will Davidson. I have owned my home at 20 Ute Circle since 1999. My house is the closest house on Ute Circle to Ute Lane. I met Susan Sutton last year and have been neighbor acquaintances since that time. As the house which she owns at 8 Ute Lane has been for sale several times since I have lived here, I have been on the property and viewed it on those occasions.

The second structure on the property has been there since I visited 8 Ute Lane over a decade ago. I have no objections to the second structure or Susan's use of the structure. It has no impact on me or our neighborhood. I whole heartedly support granting her the variance she is requesting.

Respectfully,



William Davidson

20 Ute Circle, Santa Fe, NM 87505

December 16, 2012

My name is Gene Melady, and live at 6 Ute Lane, Santa Fe, NM. I am writing on behalf of Susan C. Sutton, who is the owner of the home at 8 Ute Lane which borders on my property line. I have lived on Ute Lane since my house was built in 1976. I am aware that 20+ years ago a second structure was built on the property by the second owners, the Christophersons, although I didn't really know them well and only saw the structure once.

I have no objections to the existing studio, nor object to Susan's use of it, as it has passed through several owners since it was built. The additional structure on her property in no way places any kind of burden on me, or the neighborhood. I support Susan being granted the variance she is requesting, so this issue is now and in the future put to rest.

Sincerely,

A handwritten signature in cursive script that reads "Gene Melady". The signature is written in dark ink and is positioned above the printed name.

Gene Melady

6 Ute Lane

Santa Fe, NM 87505

December 27, 2012

My name is Sandra Place. I have lived at 7 Ute Lane since 1984. I recall when the second structure was built at the property at 8 Ute Lane, which is currently owned by Susan Sutton. The structure was added around 1991 by the second owners at 8 Ute Lane. Their name was Christopherson. They moved to the home at 8 Ute Lane around 1986 and sold the house and moved to Texas around 1995 or 1996.

I have no objection to the additional structure or its use at 8 Ute Lane by Susan Sutton, within reason. As the additional structure has been there for so many years, it in no impacts on my property or my life, thus I believe the variance Susan Sutton is requesting should be granted. There are hundreds of undeveloped acres behind the end of Ute Lane.

Respectfully,

A handwritten signature in black ink, appearing to read 'Sandra Place', followed by a long horizontal flourish.

Sandra Place - 7 Ute Lane, SF, NM